

**DEVELOPMENT AGREEMENT**

**EXHIBIT A**

**PROPERTY DESCRIPTION**

# EXHIBIT A

## TO THE AMENDED AND RESTATED KYLE CANYON DEVELOPMENT

### AGREEMENT

#### PROPERTY DESCRIPTION

Assessors Parcel Number	Acres
125-06-501-001	310.95
125-06-101-001	5.00
125-06-301-001	3.24
125-06-301-002	3.12
125-06-401-001	42.77
125-06-401-005	0.06
125-06-701-001	238.14
125-07-101-004	0.13
125-07-101-005	11.57
125-07-101-006	63.66
125-07-201-001	39.73
125-07-201-002	40.63
125-07-301-001	40.31
125-07-301-002	41.14
125-07-401-001	40.70
125-07-401-002	41.39
125-07-501-005	29.78
125-07-602-001	3.19
125-07-602-003	1.55
125-07-602-004	5.02
125-07-602-005	31.12
126-12-000-001	668.90
<b>TOTAL:</b>	<b>1,662.10</b>

**DEVELOPMENT AGREEMENT**

**EXHIBIT B**

**PHASING MAP**



**DEVELOPMENT AGREEMENT**

**EXHIBIT C**

**IMPACT STATEMENT**

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING

**ENVIRONMENTAL IMPACT ASSESSMENT**

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor\* and submitted for evaluation.

√	<b>1</b>	<b>Project Description</b>
√	<b>2</b>	<b>Transportation and Traffic</b>
√	<b>3</b>	<b>Schools</b>
√	<b>4</b>	<b>Emergency Services</b>
√	<b>5</b>	<b>Housing</b>
√	<b>6</b>	<b>Mass Transit</b>
√	<b>7</b>	<b>Open Space and Recreation</b>
√	<b>8</b>	<b>Hydrology</b>
√	<b>9</b>	<b>Water Quality</b>
√	<b>10</b>	<b>Utilities and Service System</b>

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\* Bold question numbers denote minimum NRS requirements

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**Applicant Information**

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Kyle Canyon Master Plan, located at Moccasin Road and Grand Teton Drive and North Fort Apache Road and Puli Road.

This document is being prepared by:

Company Name: Carwin Advisors

Address: 8379 W. Sunset Road  
Suite 150  
Las Vegas, NV 89113

Contact Person:

Name: Michael D. Ross, PE, LEED AP

Title: Senior Advisor

Telephone: (702) 269-0043

Fax:

E-mail: michael.ross@carwinadvisors.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct. I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

21 JUNE 2011

Name: Michael D. Ross, PE, LEED AP  
Title: Senior Advisor

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ENVIRONMENTAL IMPACT ASSESSMENT

## **1 Project Description**

1.a Project title: Kyle Canyon Master Plan

1.b Application #:

1.c Project location: Bordered by: Moccasin Road to the north, Grand Teton Drive to the south, N. Fort Apache Road on the east and Puli Road on the west.

1.d Project sponsor

Name: KAG Properties, LLC  
C/O Carwin Advisors

Address: 8379 W. Sunset Road  
Suite 150  
Las Vegas, NV 89113

Telephone: (702) 269-0043

1.e G. P. designation: Traditional Neighborhood Development

1.f Zoning: Traditional Development (TD)

1.g Project description:

Total site acreage: 1,661.8

i) Residential

Total units: 9,000 maximum

FAR per Lot: Varies

Lot Coverage per Lot: Varies

ii) Hospitality

Total rooms: 36.41 acres designated for Casino Complex

Total entertainment: 155,000 SF

iii) Commercial

Total S.F.: 55.21 acres General Commercial  
128.66 acres blended use up to 10% commercial use

Total FAR: Varies

Total Lot Coverage: Varies

1.h Briefly describe the project's surrounding land use and setting:

North: (PD) Undeveloped

East: (R-PD) Single Family Residential

South: (PD) Partially Developed Residential

West: (RC) Red Rock Conservation Area



ENVIRONMENTAL IMPACT ASSESSMENT

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- 1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

Narrative: The Kyle Canyon Master Development Plan comprises approximately 1,661.8 acres of land. The project is planned for a range of single, cluster, and multi-family residential uses, as well as mixed use urban centers and commercial, resort casino uses. The Master Development Plan also contains sites designated for parks, trails, transit center, schools, and other public facility uses.

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## **2 Transportation and Traffic**

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: Yes. The development agreement provides for funding to construct a City fire station.

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: Yes. The project shall provide adequate parking for the proposed development.

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: No. The project will not increase hazards due to design features or incompatible uses.

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: Yes. The site shall have access to Horse Drive, US-95, Hualapai Way, Shaumber Road, Grand Canyon Drive, Oso Blanco Drive, and Fort Apache Road. When fully improved, these roadways shall have the capacity for the traffic generated by the project.

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: See Attached Table

<b>TRIP GENERATION</b> <b>ITE CODE 820</b> Shopping Center 481,000 SF		
AM Peak Hour	623	Trips
PM Peak Hour	2,636	Trips
Weekday	24,302	Trips

<b>TRIP GENERATION</b> <b>ITE CODE 210</b> Single Family Detached Housing 5,306 Dwelling Units		
AM Peak Hour	3,077	Trips
PM Peak Hour	3,396	Trips
Weekday	45,914	Trips

<b>TRIP GENERATION</b> <b>ITE CODE 230</b> Residential Condominium/Townhouse 3,413 Dwelling Units		
AM Peak Hour	1,161	Trips
PM Peak Hour	1,331	Trips
Weekday	14,338	Trips

<b>TRIP GENERATION</b> <b>Resort Corridor Hotel/Casino</b>  80,000 SF Casino		
AM Peak Hour	850	Trips
PM Peak Hour	1,629	Trips
Weekday	17,854	Trips

<b>TRIP GENERATION</b> <b>Total Trips</b>		
AM Peak Hour Entering	3,180	Trips
AM Peak Hour Exiting	4,729	Trips
PM Peak Hour Entering	5,485	Trips
PM Peak Hour Exiting	4,140	Trips
Weekday	110,082	Trips

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### **3** Schools

3.a What is the total number of proposed residential units?

Conventional units: 9,000 maximum

Age-restricted units: Unknown (assume 0)

3.b Based upon the student generation factors utilized by Clark County School District<sup>1</sup> what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: Proposed New School (see Land Use Plan)

Distance from site<sup>2</sup>: N/A

Number of pupils: 1,910

Junior High/Middle School

School name: Proposed New School (see Land Use Plan)

Distance from site<sup>2</sup>: N/A

Number of pupils: 902

High School

School name: Proposed New School (see Land Use Plan)

Distance from site<sup>2</sup>: N/A

Number of pupils: 935

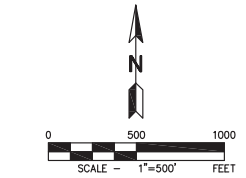
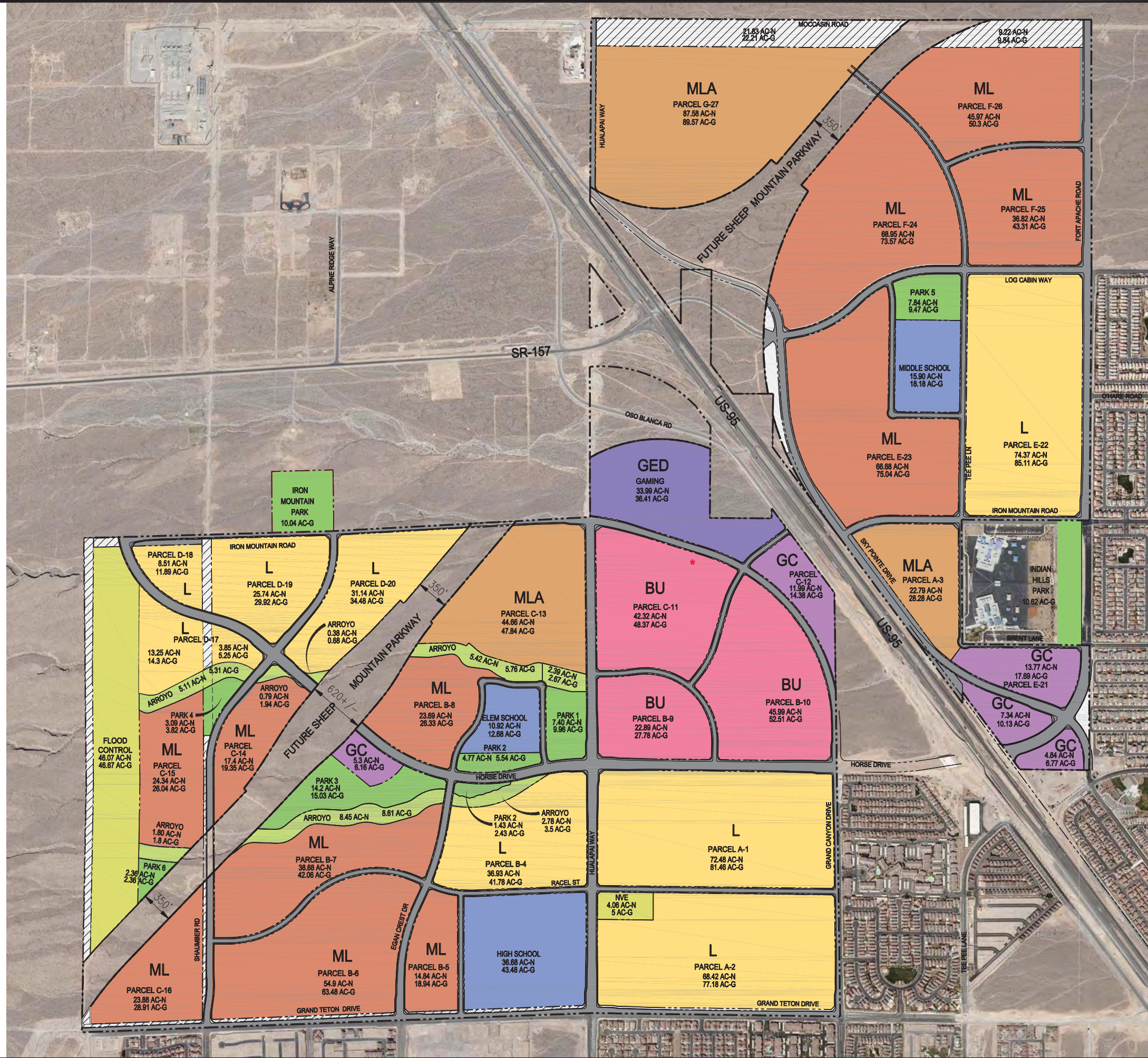
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<sup>1</sup> See Exhibit 1

<sup>2</sup> Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.



J:\map0902-000 kyle canyon\dwg\figures\110620 map0902-000 land plan.dwg 7/3/2011 9:01 AM Ben Morris



#### LEGEND

- PROJECT BOUNDARY
- EASEMENT LINE (ESMT)
- EXISTING TRANSMISSION POLE
- PROPOSED STREET
- FLOOD CONTROL / UTILITY
- OPEN SPACE
- POWER EASEMENTS
- ARROYOS
- PARKS
- SCHOOLS
- L RESIDENTIAL "LOW"
- ML RESIDENTIAL "MEDIUM LOW"
- MLA RESIDENTIAL "MEDIUM LOW-ATTACHED"
- BU BLENDED USE ZONE
- GC GENERAL COMMERCIAL
- GED GAMING
- \* 2.5 ACRES RESERVED FOR RTC TRANSIT CENTER
- AC-N NET ACRES
- AC-G GROSS ACRES

LAND USE	NET ACREAGE	GROSS ACREAGE	MAX DENSITY	AVERAGE DENSITY
RESIDENTIAL "LOW"	334.69	381.37	15.00	5.49
RESIDENTIAL "MEDIUM LOW"	415.63	467.20	15.00	8.49
RESIDENTIAL "MEDIUM LOW-ATTACHED"	155.03	165.70	25.00	12.49
BLENDED USE	111.20	128.66	50.00	15.00
GENERAL COMMERCIAL	43.24	55.21		
GAMING	33.99	36.41		
SUBTOTAL	1093.78	1234.55		
SHEEP MOUNTAIN PARKWAY	164.74	164.74		
FLOOD CONTROL	46.07	46.67		
PARKS	41.09	48.59		
ARROYOS	27.12	30.39		
OPEN SPACE	4.17	7.57		
SCHOOLS	63.50	74.34		
HUALAPAI SUBSTATION	4.06	5.00		
POWER EASEMENTS	51.07	44.92		
ROADS AND STREETScape	166.22	5.05		
SUBTOTAL	568.04	427.27		
TOTAL	1661.82	1661.82		

MAX RESIDENTIAL UNITS 9,000

## MASTER LAND USE PLAN

### KYLE CANYON

**S-I-G** SLATER  
HANIFAN  
GROUP  
CONSULTING ENGINEERS & PLANNERS  
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118  
PHONE (702) 284-5300 FAX (702) 284-5399

**CARWIN**  
ADVISORS



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ENVIRONMENTAL IMPACT ASSESSMENT

## **4 Emergency Services**

- 4.a** Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility:	Fire Station 48	Future Fire Station
Existing/proposed:	Existing	Proposed w/ construction funding
Distance from site <sup>3</sup> :	1.5 miles	100 feet

Police

Name of the facility:	Northwest Area Command
Existing/proposed:	Existing
Distance from site <sup>3</sup> :	12.14 miles

Emergency Services

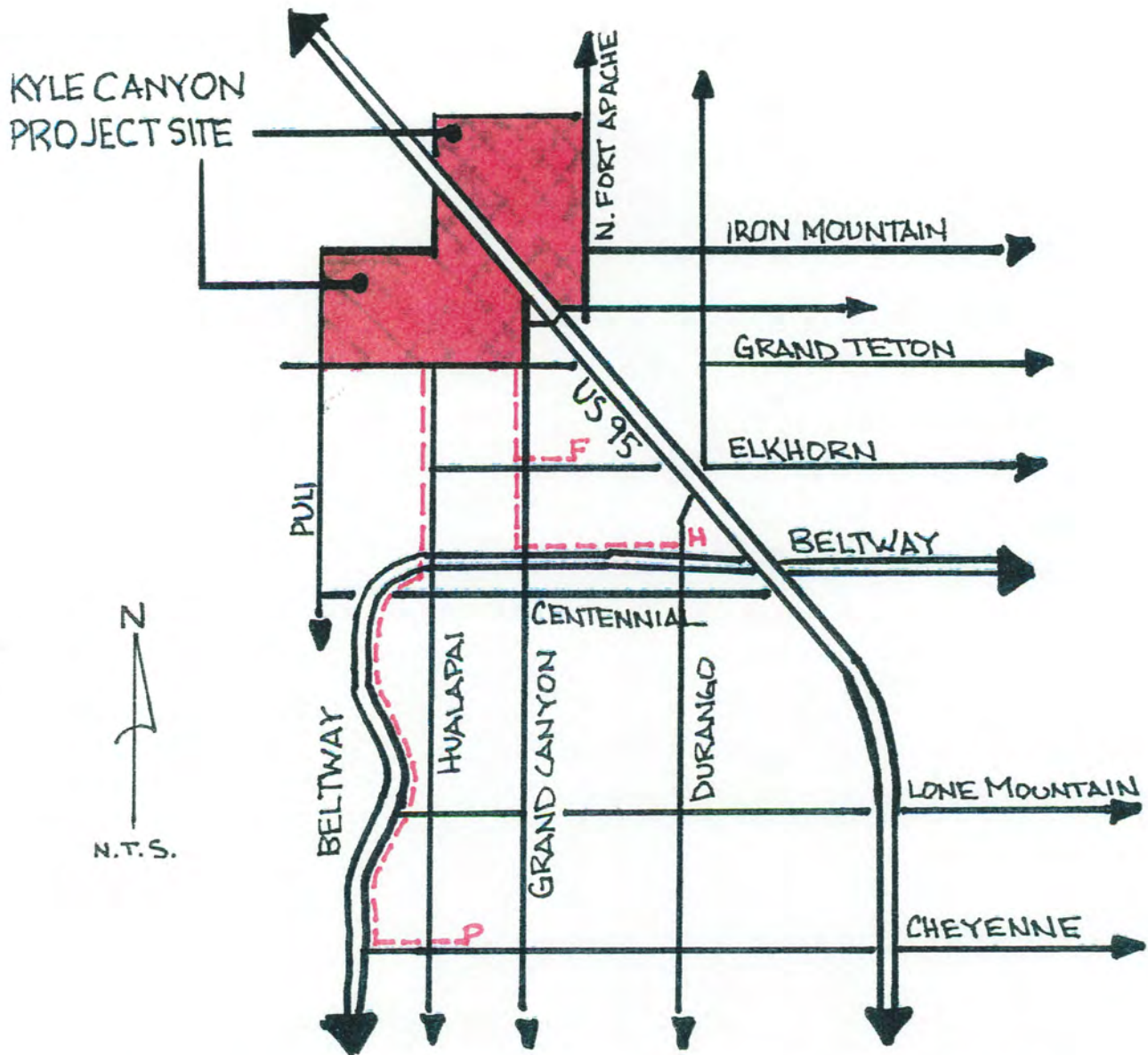
Name of the facility:	Centennial Hills Hospital
Existing/proposed:	Existing
Distance from site <sup>3</sup> :	2.5 miles

- 4.b** Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: The project will not provide demand for additional emergency services during the initial development stages. Over time, additional fire services may be needed and the development agreement provides developer funding for the construction of a new fire station to be constructed at Grand Teton Drive and Grand Canyon Drive. Police services will come from the Northwest Area Command. The development agreement provides partial funding for construction of a future Metro command center closer to the site. Emergency services will be provided by Centennial Hills Hospital.

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<sup>3</sup> Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.



F: FIRE STATION #48

H: CENTENNIAL HILLS HOSPITAL

P: NORTHWEST AREA COMMAND

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## **5** **Housing**

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: No. The current Land Use Plan and zoning is consistent with the proposed project. The site currently has existing planned developments on the East and South borders. This proposed master plan reduces the number of residents on this site from 16,000 to 9,000 units.

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- 5.b Would the project displace or eliminate existing housing?

Explain: The site is currently undeveloped and will not displace any housing.

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- 5.c What are the project characteristics, in terms of:

Density: Varies

Height: Varies

Gated community: Can be partially

Housing Type: All types

Home ownership: Partially

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- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: This proposal will not affect the housing surrounding the site. It will provide living units for many people looking for housing options in an innovative and comprehensive community.



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## **6** **Mass Transit**

6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: Centennial Express (CX)

Location: Centennial Hills Transit Center

Distance from site<sup>4</sup>: 1.9 miles

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6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: Yes. The development agreement provides for the dedication of a mass transit center in the heart of the proposed community as is shown on the proposed land plan.

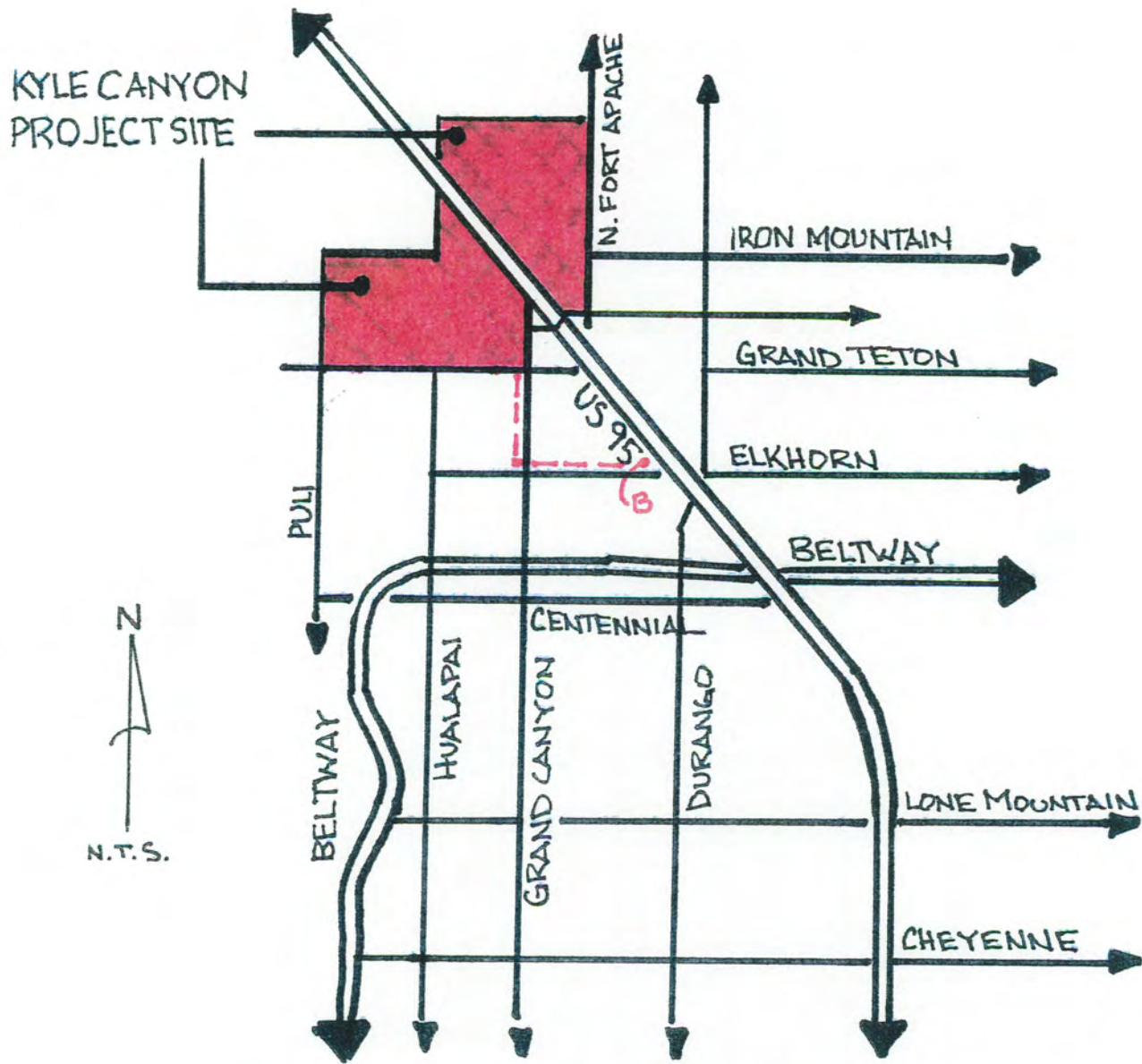
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6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: In the initial stages of development this site is not expected to have an effect on the bus system since service is not currently provided to this area. As the site is developed, bus loading areas and a proposed transit center will provide for the mass transit needs of the community and the surrounding neighborhoods.

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<sup>4</sup> Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.



B: CENTENNIAL HILLS TRANSIT CENTER

TO DOWNTOWN  
LAS VEGAS

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## **7 Open Space and Recreation**

- 7.a Provide the distance from the site of the proposal to the nearest existing<sup>5</sup> or planned<sup>6</sup> (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: Various internal parks

Location: see Land Use Map

Distance from site<sup>7</sup>: N/A

---

Community Park

Park name: Proposed Jones/Iron Mountain Park

Location: Jones and Iron Mountain

Distance from site<sup>7</sup>: 8 miles

---

Regional Park

Park name: Proposed Jones/Iron Mountain Park

Location: Jones and Iron Mountain

Distance from site<sup>7</sup>: 8 miles

- 
- 7.b Based upon 1990 US Census population table<sup>8</sup>, what would be the total population generated by the proposed project?

Explain: The exact breakdown of single family and multi-family homes has not been determined. The development has a maximum of 9,000 units that could create a maximum population of 20,520.

- 
- 7.c How much public parkland would be included in the proposed project?

Explain: 70 acres. Including two parks to be developed on City land. An ample amount of parkland has been planned and included in the master plan.

- 
- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain: The site will be providing trails, open space, and recreation fields for the community. The existing parks should receive minimal impact due to the large amount of park space included in the plan.

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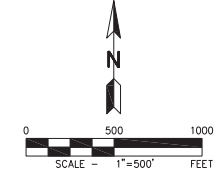
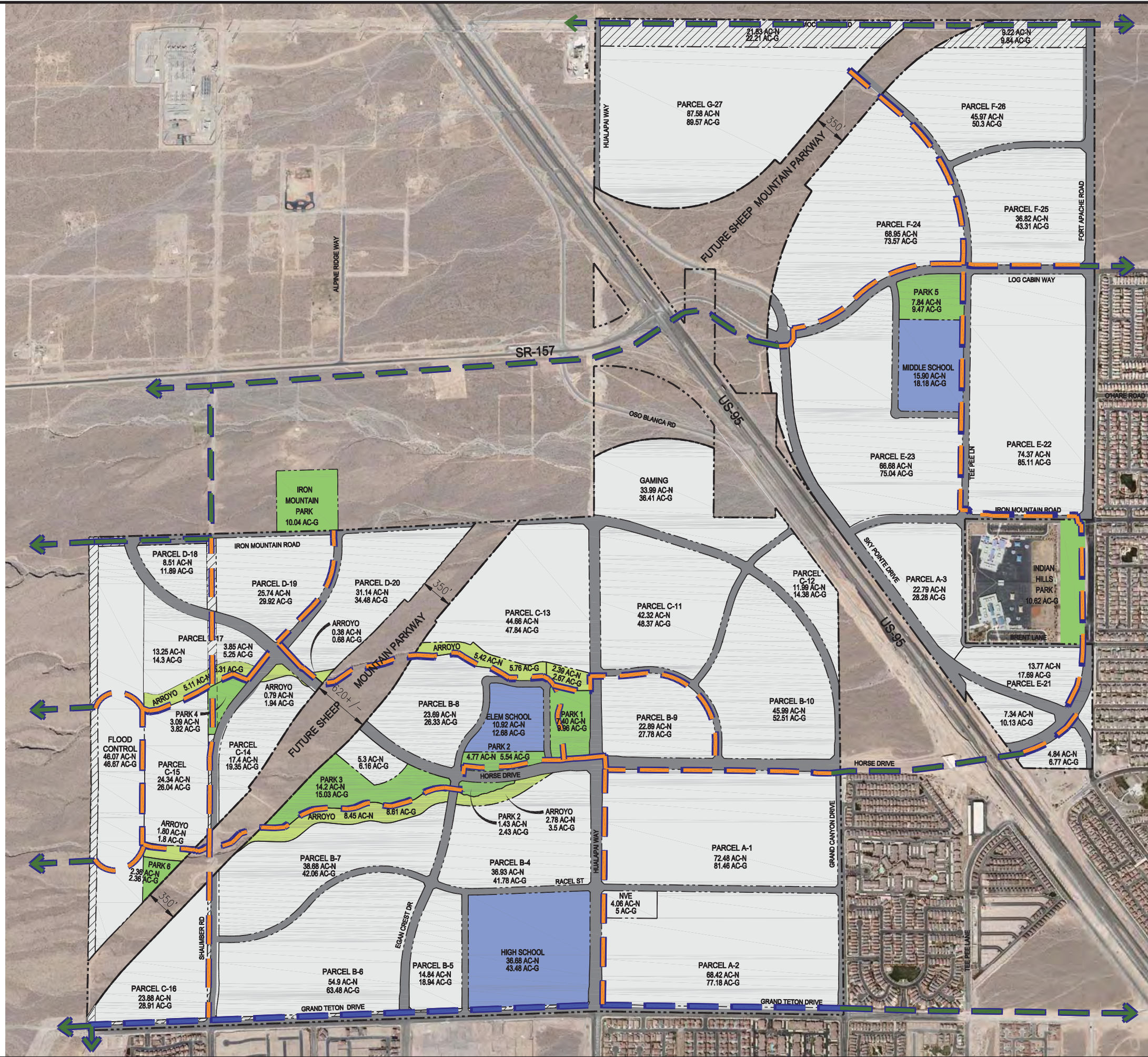
5 See Exhibit 2

6 See Exhibit 3

7 Attach a map indicating the straight distance from the project property line to the park property line.

8 See Exhibit 4





LEGEND

- PROJECT BOUNDARY
- EASEMENT LINE (ESMT)
- EXISTING TRANSMISSION POLE
- PROPOSED STREET
- ARROYOS
- PARKS
- SCHOOLS
- PROPOSED TRAILS
- PROPOSED EQUESTRIAN TRAIL
- PROPOSED TRAILS BY OTHERS

LAND USE	NET ACREAGE	GROSS ACREAGE	MAX DENSITY	AVERAGE DENSITY
RESIDENTIAL "LOW"	334.69	381.37	15.00	5.49
RESIDENTIAL "MEDIUM LOW"	415.63	467.20	15.00	8.49
RESIDENTIAL "MEDIUM LOW-ATTACHED"	155.03	165.70	25.00	12.49
BLENDED USE	111.20	128.66	50.00	15.00
GENERAL COMMERCIAL	43.24	55.21		
GAMING	33.99	36.41		
SUBTOTAL	1093.78	1234.55		
SHEEP MOUNTAIN PARKWAY	164.74	164.74		
FLOOD CONTROL	46.07	46.07		
PARKS	41.09	48.59		
ARROYOS	27.12	30.39		
OPEN SPACE	4.17	7.57		
SCHOOLS	63.50	74.34		
HUALAPAI SUBSTATION	4.06	5.00		
POWER EASEMENTS	51.07	44.92		
ROADS AND STREETScape	166.22	5.05		
SUBTOTAL	568.04	427.27		
TOTAL	1661.82	1661.82		

MAX RESIDENTIAL UNITS 9,000

TRAIL AND PARK EXHIBIT

KYLE CANYON

**SLATER HANIFAN GROUP**  
CONSULTING ENGINEERS & PLANNERS  
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118  
PHONE (702) 284-5300 FAX (702) 284-5399

**CARWIN**  
ADVISORS



## **8 Hydrology**

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: Yes. The project will alter the existing drainage pattern of the area. However, this will be addressed in the master drainage plan. The master drainage plan for the proposed 1,661.8 acres in this plan shall be submitted to and approved by the City of Las Vegas Department of Public Works prior to the issuance of any permits or recordation of any final maps.

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: The existing condition curve number for the Kyle Canyon property ranges from 77.4 to 86.9. The developed condition curve number for the Kyle Canyon property primarily ranges between 82 to 95. The average increase in the curve number will create an increased storm runoff. The master drainage plan discusses mitigation of the increase in runoff and its impacts on downstream property where flows are increased from the existing condition.

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: No. The total quantity of runoff after construction will be handled by the existing and/or planned facilities as indicated in the Master Drainage Plan for the project.

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: Yes. The project will result in the construction of new storm drain facilities. The Master Drainage Plan addresses facilities that will be necessary to convey storm water. These facilities will also be identified in the Regional Master Plan.

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: No. Peak flows are being detained in a detention basin. Please see Master Drainage Study.

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: Yes. The project will require drainage mitigation to protect the development from interim flows. The interim flows are going to be consistent with previous studies and the Northwest Neighborhood Study Phase 2.

ENVIRONMENTAL IMPACT ASSESSMENT

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- 8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: Yes. All streets will be designed to meet criteria for street flow and dry lane.

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ENVIRONMENTAL IMPACT ASSESSMENT

## **9** Water Quality

9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: Both. The LVVWD currently provides or has proposed plans to provide water in the 2860, 2975, 3090 and 3205 pressure zones.

9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: No. All required system modifications are already complete.

9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: During construction the site will be developed in phases and within each phase lots will be constructed at different times. The water used during construction will be used for dust control and other various construction needs.

After completion:

Total Gross Acres = 1,661.8

Commercial Demand Flow Rate (max day) = 3.0 gpm/ac

Residential Demand Flow Rate (max day) = 5.2 gpm/ac

Therefore:

Commercial = 80 acres x 3.0 gpm/ac = 240 gpm

Residential = 1,020 acres x 5.2 gpm/ac = 5,304 gpm

Total = 240 gpm + 5,304 gpm = 5,544 gpm

## **10** Utilities and Service System

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: Sewer service to the Master Development Plan area can be provided by extension of several City of Las Vegas sewer lines that border the project.

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10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: Average Flow = 2.5 MGD, Peak Flow = 6.7 MGD

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10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: Yes. The City of Las Vegas provided model results to Slater Hanifan Group indicating that offsite sewer improvements are needed.

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10.d Would the proposed project generate any industrial waste?

Explain: No. The entire project will consist of commercial, retail, and residential land uses and will not generate any industrial waste.



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ENVIRONMENTAL IMPACT ASSESSMENT

**EXHIBIT 1**

Clark County School District  
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.245	0.163
6-8	0.123	0.066
9-12	0.137	0.062
P & 13	0.004	0.002

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

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ENVIRONMENTAL IMPACT ASSESSMENT

## EXHIBIT 2

City of Las Vegas  
Master Plan – Parks Element  
March 15, 2000

Existing City Parks  
(Map 1, pp. 11)

Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadland Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofter Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

### EXHIBIT 3

City of Las Vegas  
Master Plan – Parks Element  
March 15, 2000

Planned City Parks  
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park   C: Community Park   R: Regional Park

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

**EXHIBIT 4**

US Census Bureau  
2000

Persons per Units by Units in Structure by Owner and Renter Occupied  
(City of Las Vegas, US Census Bureau, 2000 SF3)

<b>Owner Occupied</b>	<b>Persons per Unit</b>
Single Family Detached	2.91
Single Family Attached (Townhouse)	2.15
Condominiums	
2 to 19 units	1.97
20 to 49 units	1.66
50 or more units	1.64
Mobile Home or Trailer	2.28

<b>Renter Occupied</b>	<b>Persons per Unit</b>
Single Family Detached	3.28
Single Family Attached (Townhouse)	2.78
Apartments	
2 to 19 units	2.40
20 to 49 units	2.08
50 or more units	1.95
Mobile Home or Trailer	2.29